



**PLANNING & ZONING BOARD
MEETING MINUTES
Trinity City Hall Annex
Tuesday, February 05, 2013
7:00 p.m.**

Board members present: Gene Byerly, James Peace, Lynn Kennedy, Richard McNabb, and Harold Hobbs.

Board members absent: Jeff Taylor, Don Payne, and Rick Ivey.

Others Present: Mayor Carlton Boyles; City Manager, Debbie Hinson; Council Liaison, Linda Gantt; Council member Ayers, Council member Frazier, and Council member Lohr; Public Works Director/Stormwater Administrator & Interim Planning/Zoning Administrator, Rich Baker; and Assistant City Clerk, Annette de Ruyter.

1. Call to Order & Welcome (Chair, McNabb)

Board Chairman Richard McNabb called the meeting of January 15, 2013 to order at 7:05 p.m. and welcomed those present and reviewed the Agenda.

Action Item

2. Z-2013-01 Rezoning: Rezone property located at 5948 Mendenhall Road Extension and adjacent vacant lot from R-40 to HC (Highway Commercial) **tabled at the January 22, 2013 Meeting.**

Chairman McNabb reviewed the rezoning request for Z-2013-1 R from R-40 to HC (Highway Commercial) located at 5948 Mendenhall Road that was tabled at the January 22, 2013 Regular Meeting of the Planning Board to this date.

Chairman McNabb opened this item for discussion/and or action.

Manager Hinson asked Mr. Baker if he had any other information for the board members that was not included in their packets.

Mr. Baker advised board members he provided a handout that showed what was allowed in the Highway Commercial District showing restrictions for this zoning for the Surratt Drive Overlay.

He advised members that he would answer any questions that they might have concerning the handout.

Chairman McNabb asked Mr. Baker that if this was rezoned could everything in the Highway Commercial Zoning be placed on this property except anything listed as restrictions or “no go list.”

Mr. Baker stated that was correct and there were some other restrictions such as setbacks. Everything else will have to follow anything listed in the Overlay.

Chairman McNabb asked if this area was still on the books to make this a 4 lane road in the future.

Mr. Baker stated this was a future use in the Long Range Plan but did not have a date when NC Department of Transportation (NCDOT) planned to look at this for completion. The City did add these requirements into the design of the Surratt Drive Overlay. Future development must follow these requirements when NCDOT implements the change.

With no other questions, Chairman McNabb entertained a motion for this request.

Board member Peace made a motion to deny the request. It was his feeling this would open this property up to much. We would like know what they are going to put on the property. When the owners decide to sell the property, they should come forth with what they want to put on this property. I think that would be the time to request this rezoning. The motion was seconded by Board member Kennedy, and approved with a 4 to 1 vote with Chairman McNabb voting nay and members Taylor, Ivey, and Payne absent.

Closing Comments

3. Comments from the board.
None
4. Comments from Staff
None
5. Adjourn

Motion by Board member Peace to adjourn the February 05, 2013 meeting, seconded by Board member Kennedy, and approved unanimously by all members present with members Taylor, Ivey, and Payne absent.

These minutes were approved by the Planning/Zoning Board at their March 11, 2013 Regular Meeting upon motion by Board member Payne, seconded by Board member Byerly, and approved unanimously present, with Board member Peace absent.

Richard McNabb, Chairman

Date

Annette deRuyter, Assistant City Clerk

Date